



**Planning Commission
Minutes of the January 16, 2020 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

**ATTENDEES
PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Absent
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Terri Johnson	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Sarah Sitterle, Associate Planner; Megan Zingarelli, City Attorney

REGISTERED PUBLIC ATTENDEES

Sharon Kimbrough, Corey Brown, Teresa & Pete Brammer, Mark Richerson, Jennie Stewer, Alex Coleman, Xavier Deleveaux, Stan Hardy, Scott Rawls, Sam & Mariann Izatt, Carole Izatt

ELECTION OF OFFICERS

Chairperson

Mr. Brooks nominated Mr. Troy Wesson to continue as Chairperson for the 2020 calendar year. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye

Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye
Motion Carried	

Vice Chairperson

Mr. Cowles nominated Mr. Stephen Brooks to continue as Vice-Chairperson for the 2020 calendar year. Mrs. McCollum seconded the motion.

Final Vote:	
Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

ACCEPTANCE OF THE AGENDA

The agenda was accepted with the addition of the performance and sidewalk bonds for the Parker Hall Subdivision.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the November 21, 2019 regular meeting. Mr. Cowles seconded the motion.

Final Vote:	
Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye
Motion Carried	

Mr. Cowles moved to approve the minutes of the December 19, 2019 regular meeting. Mrs. Johnson seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

PUBLIC COMMENTS

Sam Izatt had some questions about the new Waffle House project regarding 24-hour operation, lighting and landscaping. The Commission suggested that his questions be held until the case was heard.

PUBLIC HEARINGS

1. Creekside Project (ANN 2019-010/ZMA 2019-013)

Annexation of 2.06 acres and zone the property RC-2 (Residential Cluster District Number 2) upon annexation

Location: South of Powell Road, West of Segers Road

Applicant/Property Owner: Larry, Curley, Nomo, LLC

Applicant Comments

None.

Staff Report

Staff recommended continuing the item until the February 20, 2020 meeting.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Potter motioned to approve the request to continue the application until the February 20, 2020 meeting. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

2. 403 Stella Drive (ANN 2019-009/ZMA 2019-012)

Annexation of a 15,200 single-family lot into the City of Madison and zone property R2 (Medium Density Residential District) upon annexation

Location: 403 Stella Drive (South of Stella Drive, West of Slaughter Road)

Applicant/Property Owner: Andrew & Karen Jump

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that the request was for annexation of an individual lot in the Skyline Acres Subdivision. The lot has an area of 15,200 square feet and is occupied by a single-family dwelling. The requested zoning for the parcel upon annexation is R2 (Medium Density Residential). He indicated that the subject property will be compliant with all dimensional requirements of the R2 District, and that Skyline Acres was recorded in the Madison County Office of Probate in 1958 and is compliant with the subdivision regulations at that time. He stated that 114 of the 200 lots within *Skyline Acres Subdivision* have been annexed into the City of Madison, and that staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Cowles motioned to approve the annexation of 403 Stella Drive (ANN 2019-009) and forward to the City Council for adoption. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye
Motion Carried	

Motion:

Mr. Potter motioned to approve the Zoning Map Amendment for 403 Stella Drive (ZMA 2019-012) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye
Motion Carried	

A combined public hearing was held for items 3 and 4.

3. Madison Lakes (MP 2019-004/ZMA 2019-014)

Re-zone 31.07 acres from MU (Mixed Use District) to B2 (Community Business District) and amend the West Side Master Plan from CMU (Commercial Mixed Use) to CC (Convenience Commercial and adjust the PNA (Parks and Natural Area) boundary for the subject sit

Location: South of Browns Ferry Road, East of County Line Road

Applicant: Johnson & Associates

Property Owner: Currier Properties LLC

Applicant Comments

Alex Coley of Johnson and Associates Engineering indicated that the request was for a rezoning to B-2 for business use of 15 lots on the west side of County Line Road.

Staff Report

Mr. Blizzard stated that the request was to rezone Lot 2 of Madison Lakes Subdivision from MU (Mixed Use) to B2 (Community Business District). He noted that the property was part of the original Bradford Health Services property and that Lot 2 has an area of 31.07 acres. He mentioned that the zoning change will require an amendment to the West Side Master Plan Vision Map from CMU (Commercial Mixed Use) to CC (Convenience Commercial). The property was rezoned from AG (Agriculture) to MU (Mixed Use) in 2008 with the intent that

the entire campus would be transformed into a mixed use community. The regulations in the Mixed Use District when the rezoning was approved vested the master plan for a period of 10 years. The project was never realized, and in 2018 the master plan's rights were no longer vested. He indicated that Madison Lake Subdivision (certified plat) was approved in November of 2015 by the Planning Commission. The certified plat split the property into two lots. Lot 1 continued to serve as the campus for Bradford Health Services. Lot 2 was made available for future development. Lot 1 retained its MU zoning but required a new master plan or a change in zoning if it re-developed.

Mr. Blizzard concluded that staff recommended the following the WSMP Vision Map be amended to change the area designated with the place type CMU to CC and Lot 2 in Madison Lakes Subdivision be rezoned from MU to B2. Mr. Blizzard reviewed the reasons for support in the staff report.

Public Comments

Pete Brammer indicated that he and his wife are former business owners. Their property backs up to Gillespie, across the street from the subject property, and traffic is an issue. His concern is that an additional 4-5 lots will create a major traffic problem. He thought the lots facing County Line Road were okay, but that the Browns Ferry Road area was critical. He noted 20 or more cars backed up on Gillespie Road on a regular basis and that they hear accidents on Balch Road during the 4:30 PM to 6:30 PM timeframe.

Mark Richardson asked about the lots that would face County Line Road and the ones that would front on Browns Ferry Road. He asked about the entrance on Browns Ferry Road.

Commission Comments

Mr. Wesson asked City Engineer Gary Chynoweth about the CIP intersection project for County Line Road and Gillespie, Huntsville-Browns Ferry Road and the Gillespie Road intersection. Mr. Chynoweth stated that it was on hold due to funding. Mr. Chynoweth also responded to a question regarding the need for a turn lane indicating it may be necessary.

Mrs. Johnson asked about the ingress/egress between lots 11 and 12 and whether it should be moved further away from the intersection. Mr. Chynoweth indicated there was enough room now to have the ingress/egress where it is planned.

Motion:

Mrs. McCollum motioned to approve the amendment to the WSMP Vision Map (Madison Lakes Master Plan Amendment 2019-004). Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----

Tim Cowles

Aye

Motion Carried

Motion:

Mr. Brooks motioned to approve the Madison Lakes Zoning Map Amendment (ZMA 2019-014) and forward to the City Council for adoption. Mrs. Johnson seconded the motion.

Final Vote:

Chairman, Troy Wesson

Aye

Cynthia McCollum

Aye

Steven Ryder

Aye

Cameron Grounds

Aye

Stephen Brooks

Aye

Terri Johnson

Aye

Mike Potter

Aye

City Council Member Seifert

Tim Cowles

Aye

Motion Carried

4. Madison Lakes Subdivision (LP 2019-007)

Layout plan for 15 lots on 31.07 acres

Location: South of Browns Ferry Road, East of County Line Road

Applicant: Johnson & Associates

Property Owner: Currier Properties LLC

Applicant Comments

See item 3.

Staff Report

Mr. Blizzard noted that it was a request for a layout plan for 15 lots in the Madison Lakes Subdivision on 31.07 acres. He indicated that 14 of the lots were for retail and other commercial businesses. The smallest lot will be 26,136 sq. ft. and the largest lot will be 87,120 sq. ft. Nine lots will front along County Line Road, and four will front Browns Ferry Road/Gillespie Road. Lot 15 has an area of 15.38 acres and the majority is overlaid with a floodway and wetland. The applicant plans to purchase wetland credits for the wetland on Lots 12 and 13. County Line Road will have three access points with one being a full access drive and two right in/right out drives. Browns Ferry Road will have one access drive. He concluded that staff recommended approval with one contingency.

Public Comments

See item 3.

Commission Comments

See item 3.

Motion:

Mr. Brooks motioned to approve the layout plat for Madison Lakes (2019-007) with contingencies.

Planning Department

- 1) Note on the sketch plat: "Boundaries of floodway and wetlands shall be deeded to the City of Madison or a preservation organization or placed in a conservation easement before subdivision or site plan approval.

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

5. **Bartlett Mill Subdivision (PP 2019-014) – Re-approval**
Re-approval of Preliminary Plat for 18 lots on 4.74 acres
Location: North of Browns Ferry Road, East of Balch Road
Applicant/Property Owner: Farm and Land Assets, LLC

Applicant Comments

Mathis Sneed, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard noted that this was a request to re-approve an expired preliminary plat for 18 lots in the Bartlett Mill Subdivision approved about a year ago. There have been no changes to the plans or governing regulations. He noted that the construction plans had been previously approved and were made part of the plat. He concluded that staff recommended approval.

Public Comments

Xavier Deleveaux, an adjacent property owner, asked about how his lot would be impacted with the re-approval as his property line extends beyond his fence. The Commission responded that because it is his property nothing should occur on it without his permission.

Commission Comments

Mr. Wesson asked if the project included sidewalk on Browns Ferry Road. Staff replied that it did.

Motion:

Mr. Brooks motioned to approve the Preliminary Plat for Bartlett Mill (PP2019-014). Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	---
Tim Cowles	Aye

Motion Carried

6. Anderson Place Subdivision (PP 2019-011)-Re-approval

Re-approval of Preliminary plat for 10 lots on 8.94 acres

Location: North of Manitoba Boulevard, West of Slaughter Road

Applicant: Smart Living, LLC

Property Owner: Smart Living, LLC & George Walton Anderson

Applicant Comments

Mathis Sneed, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard noted that this was a request to re-approve an expired preliminary plat for the Anderson Place Subdivision. The zoning is R-1B. He added that there have been no changes to the plans or governing regulations and that the original construction plans were approved as part of the plat. He concluded by recommending approval.

Public Comments

None.

Commission Comments

Mrs. McCollum asked if the re-approval should have come to them prior to expiration. Mr. Blizzard responded that as long as the rules in the Subdivision Ordinance apply that the timing for re-approval was acceptable.

Mr. Potter asked if the bamboo condition was still the same. Mathis Sneed stated that he thought they were addressing it.

Motion:

Mr. Cowles motioned to approve the Preliminary Plat for Anderson Place (PP2019-011). Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

7. Town Madison, Phase 5 (PP 2019-013)

Preliminary plat for two tracts on 32.35 acres

Location: North of Town Madison Boulevard, West of Zierdt Road

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments

Mathis Sneed, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard noted that this was for a request for a preliminary plat for two tracts on 32.35 acres and the extension of Stadium Boulevard west 1,003.09 feet in the Town Madison Subdivision. He concluded that staff recommended approval with contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mrs. McCollum motioned to approve the Preliminary Plat for Town Madison, Phase 5 (PP2019-013) with contingencies.

Planning Department

1. Town Madison, Phase 4 must be recorded before this plat can be finalized.
2. City Engineer and Planning Commission certificates reference a site plan.
3. Signatures:
 - 1) Huntsville Utilities
 - 2) North Alabama Gas
 - 3) Cable
 - 4) Phone
 - 5) Sight Intersection Certificate

Engineering Department

1. Provide correct minimum finished floor elevation
2. Provide easements for utilities (water, sewer, storm pipe, lakes, etc.)

Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

8. Town Madison Business Park (FP 2019-012)

Final plat for four lots on 97.53 acres

Location: South of Lime Quarry Road, East of Intergraph Way

Applicant/Property Owner: Old Town II, LLC

Applicant Comments

Mathis Sneed, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard noted that this was a request for a final plat for the Madison Business Subdivision. The plat includes four lots on 97.53 acres. The plat will dedicate 1,445.06 linear feet of right-of-way for Business Park Boulevard and dedicate 2,974.32 linear feet of right-of-way for Dunlop Boulevard. He noted that the western side of Town Madison was closer to Intergraph and south of Lime Quarry Road and that the property had UC zoning. He concluded that staff recommended approval with contingencies, with the addition of contingency #4 from Engineering.

Public Comments

Mrs. Jennie Gibson Taylor owner of 401 Lime Quarry Road asked about the finishing out of the section of road from Lime Quarry to Town Madison Boulevard. She asked whether there would be a stop sign. She noted that water comes from the road into the parking lot and asked about curb and gutter. Mrs. Mary Beth Broeren responded that the section of road is still under design. Mr. Mathis Sneed, representing the developer, also stated that the section of road is still under design and there was an awareness of drainage concerns.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the Final Plat for Town Madison Business Park (FP 2019-012) with contingencies.

Planning Department

1. Submit title opinion
2. The distance reference (1095.33) for call S 88 53 21 E does not match the one in the legal description
3. Signatures:
 - 1) Dedication
 - 2) Notary Acknowledgement
 - 3) Survey's Certificate of Land Platted

Engineering Department

1. Show all ROW and widths.
2. Provide Minimum Finish Floor Elevation note for Town Madison.
3. Provide correct street names.
4. Provide public utility and drainage easement over floodplain (A Zone)

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

9. The Village of Oakland Springs (LP 2019-006)

Layout amendment to modify streets and alleys, resulting in a 9 lot decrease on 135.87 acres

Location: South of Huntsville - Browns Ferry Road, East of Bowers Road

Applicant/Property Owner: Placemaker's Oakland Springs

Applicant Comments

Sharon Kimbrough, with GMC and representing the applicant, reviewed the request and stated she was available for questions.

Staff Report

Mr. Blizzard noted that this was a request to amend Phase 2 of the TND-zoned subdivision layout plan for Oakland Springs Subdivision. He referred the Commission to the exhibit and noted that the following changes were part of the amended layout: 1) move the western stub street to the north, 2) add or move several alleys, 3) add new one way street sections, 4) make lot adjustments as a result of those three changes, which will result in a net reduction of nine lots from 88 to 79. He recommended approval and stated there were no contingencies.

Public Comments

None.

Planning Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the amendments to the subdivision layout (LP2019-006) for Oakland Springs Subdivision. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

10. The Village of Oakland Springs (PP 2019-012)

Preliminary plat for 79 lots on 135.87 acres

Location: South of Huntsville - Browns Ferry Road, East of Bowers Road

Applicant/Property Owner: Placemaker's Oakland Springs

Applicant Comments

None.

Staff Report

Mr. Blizzard noted that this was a request for a preliminary plat for the Village at Oakland Springs, Phase 2 for 79 residential lots on 135.87 acres. He noted that there will be 19 single-family attached units, 60 single-family detached units, 3,872 linear feet of new streets, and 2,920 linear feet of new alleys. He stated that staff recommended approval with some changes to the contingencies.

Public Comments

None.

Planning Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the Preliminary Plat (PP2019-012) for the Village at Oakland Springs, Phase 2 with contingencies.

Planning Department

1. The Planning Commission Certificate references a site plan.

Engineering Department

1. Provide MFFE on plat and grading plan that coincides with proposed grading/final elevation of lot that meets Building code requirements and Engineering requirements
2. Label all approved 1-Way streets.
3. Show HGL on all storm profiles.
4. Provide updated Hydrocad report

Fire Department

1. What is the largest structure square footage in phase 2?

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

11. Ashbury Phase 7 (CP 2019-017)

Certified plat for three commercial lots on 3.51 acres

Location: South of New Bristol Drive, West of County Line Road

Applicant: Johnson & Associates

Property Owner: Colony Investment Company, LLC

Applicant Comments

Alex Coleman with Johnson and Associates indicated that this was a resubdivision of Tract 2 of the Asbury Subdivision.

Staff Report

Mr. Blizzard indicated that this was a request to resubdivide Tract 2 into three commercial lots. The property is zoned B2, is 3.51 acres and located south of New Bristol Lane and west of County Line Road. He stated that the internal ingress/egress is provided between Lots 1 and 2 at the rear of each lot and between Lots 2 and 3 and the front of each lot. The purpose of the certified plat is to convey Lot 2 for development. He concluded that staff recommended approval with contingencies.

Public Comments

None.

Planning Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the certified plat for Asbury Phase 7 (CP 2019-017) with contingencies.

Planning Department

1. Submit a title opinion
2. Many of the certificates reference Madison County
3. Signatures:
 - 1) Dedication
 - 2) Mortgage Holders
 - 3) Notary's Acknowledgement

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

Public Hearings Closed

12. Waffle House (SP 2019-024)

Landscape Buffer Substitution

Location: South of New Bristol Drive, West of County Line Road

Applicant: Johnson & Associates

Property Owner: Waffle House Inc.

Applicant Comments

Scott Rawls, project engineer, addressed their request.

Staff Report

Mr. Blizzard stated that the site plan was an administrative approval and the only action before the Planning Commission was the landscape buffer request. The request is to substitute the required 30 foot wide landscape buffer with a six foot high opaque structure set in a 10 foot wide landscaped buffer with American Pines on proposed Lot 2 within the Ashbury Subdivision, Phase 7. He indicated that Section 5-18-2 of the Zoning Ordinance allows as small as a five feet wide buffer. He concluded that staff recommended the substitution of the 30 ft. wide landscape buffer with the 10 foot wide landscape strip proposed, and recommended Nellie R. Stevens Hollies or Green Giant Arborvitae instead of the suggested American Pine.

Commission Comments

Chair Wesson asked for a response to Mr. Izatt's questions from staff. Mr. Blizzard noted that there was no restriction on 24-hour operation. He noted that there is a requirement for a strict lighting plan according to Ordinance regulations that will have fixture information and standards for avoiding light spread onto adjacent properties. He added that the landscaping will block the light glare. Chair Wesson asked if Dairy Queen was a good example. Mr. Blizzard noted that it was.

Mr. Brooks asked about the ingress/egress to the east. Mr. Blizzard noted that the landscaping alone would provide the screen unless the Planning Commission also would like a fence.

Mrs. Johnson asked about the dumpster location and whether they could have a trash truck up against the property. Mrs. Broeren responded that the trash dumpster is not against the property line.

Motion:

Mr. Brooks motioned to approve the landscape buffer substitution for the Waffle House Site Plan (SP2019-024). Mrs. Johnson seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye

City Council Member Seifert
Tim Cowles
Motion Carried

Aye

NEW BUSINESS

13. Parker Hall Performance Bond

Applicant Comments

None.

Staff Comments

Mr. Blizzard noted the amount of the bond was \$207,895.

Planning Commission Comments

None.

Motion:

Mr. Potter motioned to approve the bond amount for the Parker Hall Performance Bond. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

14. Parker Hall Sidewalk Bond

Applicant Comments

None.

Staff Comments

Mr. Blizzard noted the amount of the bond was \$207,895.

Public Comments

None.

Planning Commission Comments

None.

Motion:

Mr. Potter motioned to approve the bond amount for the Parker Hall Sidewalk Bond. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:27 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Sarah Sitterle, Associate Planner and Recording Secretary